

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, (797-1101)

**SUBJECT:** Site Plan

**Application No., Project Name and Location:**

SP 8-3-01 - Davie Professional Building, 4179 Davie Road, Generally located on the west side of Davie Road approximately 1/4 mile north of Orange Drive.

**TITLE OF AGENDA ITEM:** Davie Professional Building - Site Development Plan Approval

## **REPORT IN BRIEF:**

The applicant proposes to develop a two-story office building on an existing .107 acre outparcel of an overall 46,665 square foot site which provides for two (2) existing two-story office buildings together with associated parking and landscaping. The applicant also proposes to provide new landscaped islands and upgraded the existing landscaping on the site. The architectural elements of the building consists of concrete stucco with brick field, with standing seam metal mansard roof. The building colors will consist of 'Sedona Clay' and 'Sherwood Forest Green'. The gross building area will be 5,523 square feet with a mean roof height of twenty four feet.

## **PREVIOUS ACTIONS:**

On January 17, 2001, Town Council approved Resolution No. 2001-19 which approved the boundary plat known as "Davie Professional Building Plat".

## **CONCURRENCES:**

Site Plan Committee Recommendation: Motion to approve subject to the planning report (Motion carried: 4-0, Chair Evans absent, November 27, 2001)

## **RECOMMENDATION(S):**

Based upon the above, staff recommends approval of application SP 8-3-01 subject to the conditions listed below prior to the issuance of a building permit:

1. Providing Photometric plans for Engineering Division review and approval.
2. Providing an additional handicapped parking space, prior to Town Council consideration.

**Attachment(s):** Planning Report, Land Use Map, Subject Site Map, and Aerial

**Application #:** SP 8-3-01

**Revisions:**

**Exhibit "A":** Davie Professional Building Plat

**Original Report Date:** December 13, 2000

**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

**APPLICANT INFORMATION**

**Owner**

**Name:** Davie Professional Bldg., Inc.

**Agent**

**Name:** Slorp Construction, Inc.

**Address:** 4175 Davie Road

**Address:** 3931 SW 47 Avenue, Suite 104

**City:** Davie, FL 33314

**City:** Davie, FL 33314

**Phone:** (954) 474-9000

**Phone:** (954) 791-5604

**BACKGROUND INFORMATION**

**Application Request:** Site Plan Approval.

**Address/Location:** 4179 Davie Road, Generally located on the west side of Davie Road approximately 1/4 mile north of Orange Drive.

**Land Use Designation:** Regional Activity Center

**Existing Zoning:** B-2, Community Business District (Western Theme)

**Existing Use:** Vacant

**Proposed Use:** 5,523 square feet of office building

**Parcel Size:** 0.107 acres (4,616 square feet)

**Surrounding Land Use:**

**North:** Office Building  
**South:** Davie/Cooper City Chamber  
of Commerce  
**East:** Davie Road and Retail  
Shopping Center  
**West:** Parking Lot for Office Building

**Land Use Plan Designation:**

**North:** Regional Activity Center  
**South:** Regional Activity Center  
**East:** Regional Activity Center  
**West:** Regional Activity Center

**Surrounding Zoning:**

**North:** B-2, Community Business District (Western Theme)  
**South:** B-2, Community Business District (Western Theme)  
**East:** B-2, Community Business District (Western Theme)  
**West:** B-2, Community Business District (Western Theme)

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## **ZONING HISTORY**

**Related Zoning History:** Subject site is within the Western Theme District.

**Previous Request on same property:** On January 17, 2001, Town Council approved Resolution No. 2001-19 which approved the boundary plat known as “Davie Professional Building Plat”.

## **DEVELOPMENT PLAN DETAILS**

**Development Details:**

The applicant’s submission indicates the following:

1. **Building:** The applicant proposes to develop a two-story office building on an existing .107 acre outparcel of an overall 46,665 square foot site which provides for two (2) two-story office buildings together with associated parking and landscaping. The applicant also proposes to provide new landscaped islands and upgraded the existing landscaping on the site. The architectural elements of the building consists of concrete stucco with brick field, with standing seam metal mansard roof. The building colors will consist of ‘Sedona Clay’ and ‘Sherwood Forest Green’. The gross building area will be 5,523 square feet with a mean roof height of twenty four feet.
2. **Access:** Access to the parcel is being provided from the existing office building site adjacent to the proposed building via two (2) 24’ openings onto Davie Road. The proposed office use requires 66 parking spaces with 66 provided.
3. **Drainage:** Re-utilizing the existing drainage system of the site but lessening the impact of the existing system by providing additional landscaped areas.

## **Application Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

## **Comprehensive Plan Considerations**

**Planning Area:** The subject site is located within Planning Area 8, which is the “heart” of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve rapidly growing South Florida Education Center. The planning area also encompasses the downtown Davie Business District, where western-theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities recently annexed into the Town, and industrial land. Planning Area 8 contains the Only CBDG redevelopment target area within the Town.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 99.

## **Staff Analysis/Findings of Fact**

The proposed plat is consistent with the Comprehensive Plan and Land Development Code regulations.

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## **Staff Recommendation**

Based upon the above, staff recommends approval of application SP 8-3-01 subject to the conditions listed below prior to the issuance of a building permit:

1. Providing Photometric plans for Engineering Division review and approval.
2. Providing an additional handicapped parking space, prior to Town Council consideration.

## **Site Plan Committee**

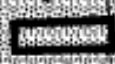
**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to approve subject to the planning report (Motion carried: 4-0, Chair Evans absent, November 27, 2001)

## **Exhibits**

Land Use Map, Subject Site Map, Aerial.

Prepared By: \_\_\_\_ Reviewed By: \_\_\_\_

**SUBJECT  
SITE**



S.W. 42nd St.

**REGIONAL ACTIVITY CENTER**

(Dade Rd.)

S.W. 64th Ave.

S.W. 43rd St.

S.W. 65th Way (Rodeo Way)

S.W. 63rd Ave.

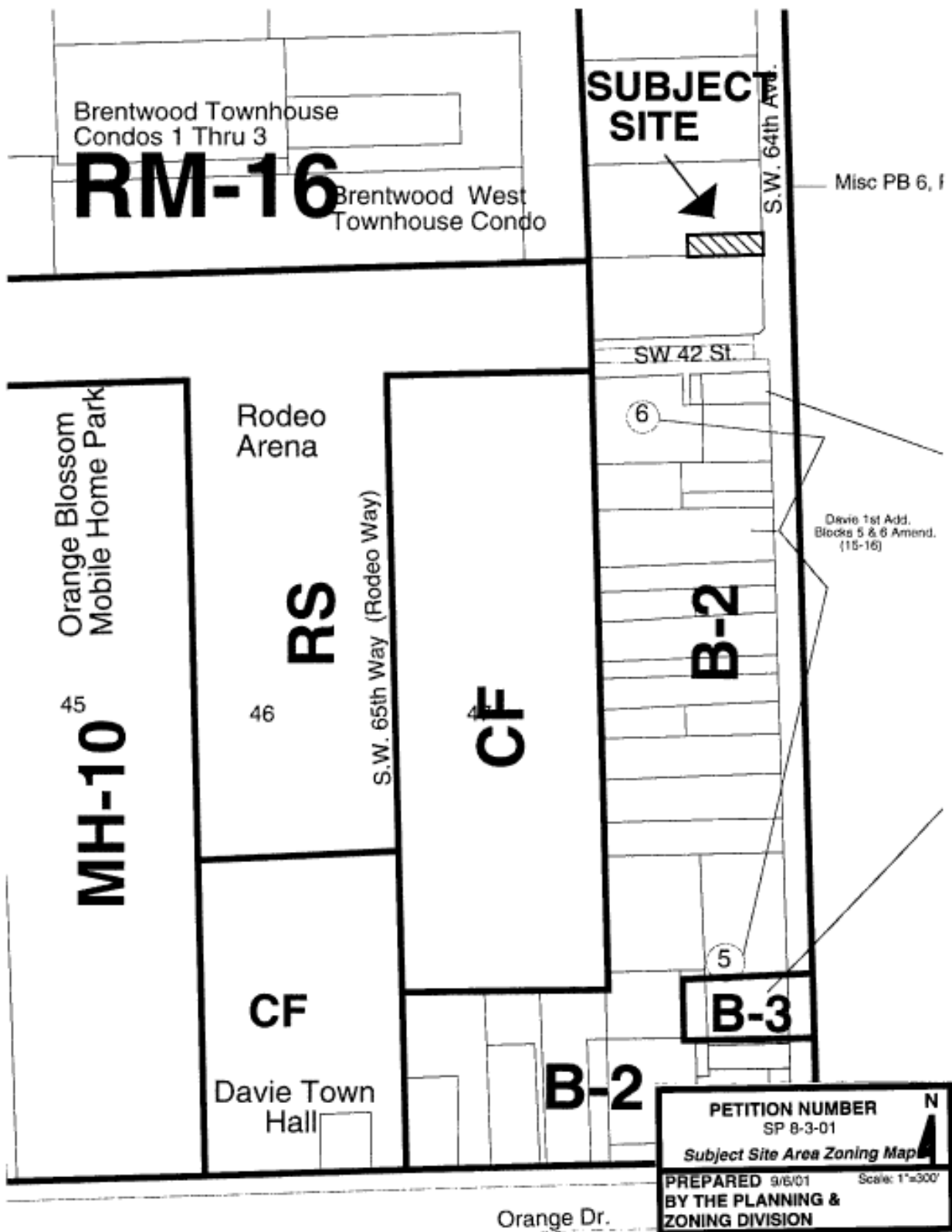
**PETITION NUMBER**  
SP 8-3-01

*Subject Site Area  
Future Land Use Plan*



**PREPARED 9/6/01  
BY THE PLANNING &  
ZONING DIVISION**

Scale: 1"=300'



PETITION NUMBER  
SP 8-3-01  
*Subject Site Area Zoning Map*  
PREPARED 9/6/01 Scale: 1"=300'  
BY THE PLANNING &  
ZONING DIVISION

